



RICHMONDS

Violet Cottage, 66 Yardley Road, Hedge End, SO30 0JF

Offers Over £475,000

Located on the edge of Hedge End village is this versatile 3 / 4 bedroom family home with a fantastic refitted kitchen/breakfast room which leads onto the rear garden. The current owners have made many improvements to this home which include a refitted shower room, fully integrated kitchen and redecoration throughout. Other features include a spacious sitting room which measures 16'0" x 12'0" with a log burner, spacious hallway, cloakroom, utility room, study/bedroom 4 and a particular feature is the master bedroom which measures 19'9" x 11'0" with an ensuite shower room. There are two bedrooms on the first floor which share the family shower room. Outside there is ample off-road parking and the rear garden has a large patio area and lawn.

Accommodation

Entrance hallway:	19'2" x 6'0" (5.84m x 1.83m)
Cloakroom:	Wc, wash basin, radiator
Utility:	Plumbing for washing machine
Sitting room	16'0" x 12'0" (4.88m x 3.66m)
Kitchen/breakfast room:	18'2" x 11'0" (5.54m x 3.35m) Refitted kitchen with an ample range of wall & base level units, integrated appliances, oven with hob, splash back & extractor over, breakfast bar area, French doors to the rear garden
Bedroom 1:	19'9" x 11'0" (6.02m x 3.35m)
Ensuite:	8'9" x 7'3" (2.67m x 2.21m) Heated towel rail, wash basin with cupboard underneath, Wc, walk in shower area with drench shower system & hand held shower attachment, extractor fan, tiling, shaver point, cupboard housing the boiler
Bedroom 4/study:	10'0" x 9'0" (3.05m x 2.75m)
First Floor Landing	Velux windows
Bedroom 2:	16'8" max into bay x 15'1" (5.08m max into bay x 4.60m)
Bedroom 3:	16'4" x 15'2" (4.98m x 4.62m)

Shower room:	Large double shower cubicle, Wc, wash hand basin with cupboards under, heated towel rail, window, extractor fan
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Outside

Front:	There is off road parking for numerous vehicles and access down the side of the property to the rear garden
Rear:	Large patio coming off the rear of the property leading to a lawned area. Large storage shed

Other Information

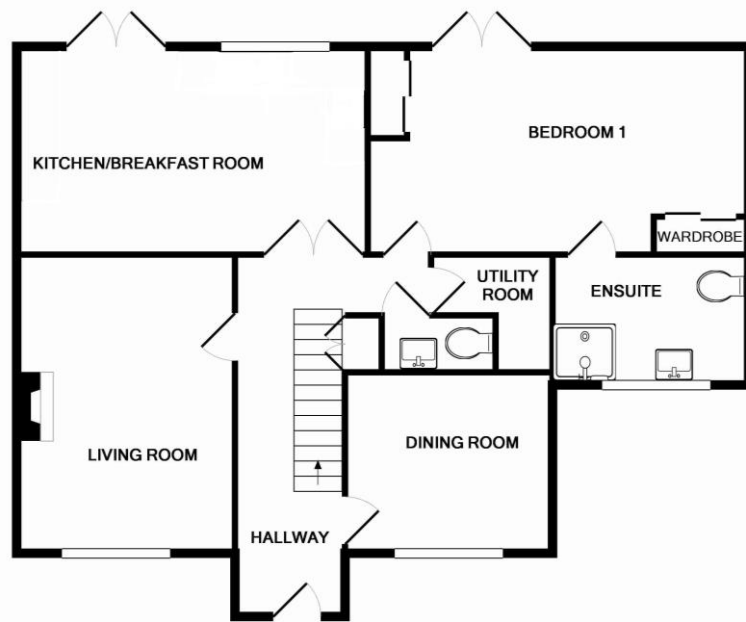
Tenure:	Freehold
Approximate age:	Circa 2004/2005
Heating:	Gas central heating
Windows:	Double glazing
Loft:	Eaves storage accessed via bedroom 3, insulated only
EPC:	C
Sellers position:	Searching for a property to buy locally

Local Information

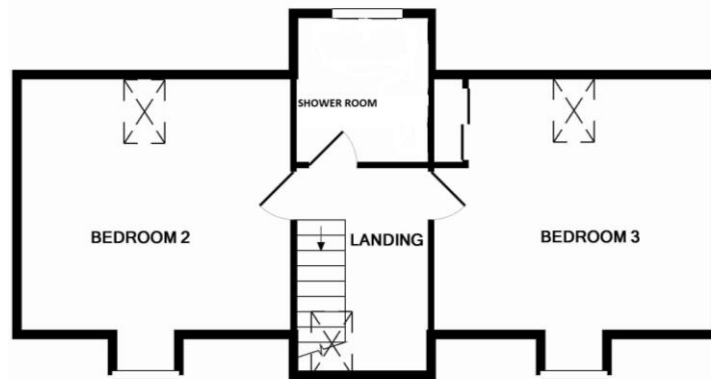
Council tax:	Band E
Local Authority:	Eastleigh Borough Council

Agents Note: The floor plan and sizes are to be used as a guide only and are provided to us by a third party. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information on

admin@richmondsproperty.co.uk 01489 789933 www.richmondsproperty.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 928 SQ.FT.
(86.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 534 SQ.FT.
(49.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1461 SQ.FT. (135.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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